

179.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

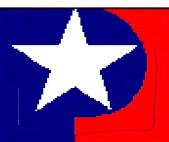
672,800 / 672,800

USE VALUE:

672,800 / 672,800

ASSESSED:

672,800 / 672,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		BROWNING RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GRIFFIN PATRICK C /TRS	
Owner 2:	GRIFFIN FMLY IRREVOCABLE TRUST	
Owner 3:		

Street 1: 13 BROWNING RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: GRIFFIN PATRICK C & ANNE -
Owner 2: -
Street 1: 13 BROWNING RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 7,871 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7871		Sq. Ft.	Site		0	70.	0.83	7									459,289						459,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7871.000	212,800	700	459,300	672,800	
Total Card	0.181	212,800	700	459,300	672,800	Entered Lot Size
Total Parcel	0.181	212,800	700	459,300	672,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	616.12	/Parcel: 616.1	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,800	700	7,871.	459,300	672,800	672,800	Year End Roll	12/18/2019
2019	101	FV	188,100	700	7,871.	459,300	648,100	648,100	Year End Roll	1/3/2019
2018	101	FV	184,100	0	7,871.	387,100	571,200	571,200	Year End Roll	12/20/2017
2017	101	FV	184,100	0	7,871.	354,300	538,400	538,400	Year End Roll	1/3/2017
2016	101	FV	184,100	0	7,871.	301,800	485,900	485,900	Year End	1/4/2016
2015	101	FV	183,200	0	7,871.	262,500	445,700	445,700	Year End Roll	12/11/2014
2014	101	FV	183,200	0	7,871.	242,800	426,000	426,000	Year End Roll	12/16/2013
2013	101	FV	183,200	0	7,871.	231,000	414,200	414,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFIN PATRICK	57871-43		11/15/2011	Convenience		1	No	No	
BEARS JOAN M,	54116-377		1/7/2010	Change>Sale	328,000	No	No		
BEARS ANNIE L	22347-270		8/31/1992			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2010	34	Redo Kit	36,500					REPLACE WINDOWS DE
5/23/1994	215	Manual	5,250					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	163	PATRIOT
10/23/2008	Measured	197	PATRIOT
3/6/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		OF=BMT SINK.									
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:											
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:											
Foundation: 1 - Concrete				1/2 Bath:		Rating:											
Frame: 1 - Wood				A HBth:		Rating:											
Prime Wall: 4 - Vinyl				OthrFix: 1		Rating: Fair											
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C - Average				Kits: 1		Rating: Very Good		1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1954	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1		Rating: Average		Other									
Jurisdct: G12		Fact: .		WSFlue:		Rating:		Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 1 - Drywall				Total Units:				Interior:	1	5	3						
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 179.0-0008-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2010	0.00	T	7.2	101					
19	Patio	D	Y	1	10X16	A	AV	2010	4.59	T	7.2	101			700		
More: N	Total Yard Items:	700	Total Special Features:		Total:	700											
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,092	38,470	42,011													
FFL	First Floor	1,092	128,240	140,035													
GAR	Garage	228	25,960	5,919													
WDK	Deck	192	11,210	2,152													
Net Sketched Area: 2,604 Total: 190,117																	
Size Ad	1092	Gross Are	2604	FinArea	1092												
IMAGE																	
AssessPro Patriot Properties, Inc																	